



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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## **NOTICE OF MEETING**

### **STATE PUBLIC WORKS BOARD**

**Friday, December 12, 2014, at 10:00 a.m. in  
Room 113, State Capitol, Sacramento, California**

#### **AGENDA**

- I.** Roll Call
- II.** Approval of minutes from the November 14, 2014 meeting
- III.** Consent Items Page 2
- IV.** Action Item Page 26
- V.** Reportables Page 52

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Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the Internet at: <http://www.spwb.ca.gov>.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Aurelia Bethea at (916) 445-9694 or e-mail to [aurelia.bethea@dof.ca.gov](mailto:aurelia.bethea@dof.ca.gov) five days prior to the meeting.

## CONSENT ITEMS

### CONSENT ITEM—1

**CALIFORNIA HIGHWAY PATROL (2720)**  
**CRESCENT CITY AREA OFFICE REPLACEMENT**  
**DEL NORTE COUNTY**  
DGS Parcel No. 10834

*Authority: Chapter 25, Statutes of 2014, Item 2720-301-0044(2)*

**Consider authorizing acquisition**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

California Highway Patrol  
Crescent City Area Office Replacement  
Del Norte County

Action requested

**If approved, the request would authorize acquisition.**

Scope Description

**This project is within scope.** This request will authorize the California Highway Patrol (CHP) to pursue the purchase of approximately 3.99 acres of vacant land located on Summer Lane in Crescent City, Del Norte County (the Property), for the construction of a replacement CHP area office. The replacement area office will include a 23,219 sf office building with auto service bays, a fuel island, a property storage building, and miscellaneous areas to house HVAC equipment, a radio antenna tower, a generator and gas tanks.

### Funding and Cost Verification

**This project is within cost.** Chapter 25, Statutes of 2014, Item 2720-301-0044(2) provides \$2,369,000 Motor Vehicle Account for the acquisition phase (\$1,071,000) and performance criteria phase (\$1,298,000). The Property can be acquired with the funds available.

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 15, 2014 and the 35-day statute of limitations period expired June 19, 2014, without challenge.

### Project Schedule

Close of escrow                      January 2015

### Condition of Property Statement

On October 22, 2013, DGS conducted a site tour of about 4 acres of land located on Summer Lane in Crescent City, Del Norte County. The rectangular parcel is located near the intersection of Summer Lane and Washington Boulevard near Highway 101. The site is undeveloped but it is located in an area where other parcels are either vacant or developed for commercial and industrial uses.

### Phase I Environmental Site Assessment (ESA) Summary

A Phase I Environmental Site Assessment (ESA) was completed on June 2, 2014 and reviewed by DGS staff. The ESA was found to be in accordance with the American Society for Testing and Materials (ASTM) Standards E1527-13. The site was forested until approximately 1990 when the site was cleared, but has since remained undeveloped. The site drains to a rock lined settling basin situated on a parcel immediately adjacent to the northeast.

No Recognized Environmental Conditions (RECs), Controlled RECs , or Historical RECs were identified at the site.

### Other:

- The Board approved site selection for this property on June 13, 2014.
- The purchase price of \$870,000 does not exceed the estimated fair market value of the property as determined by a DGS approved appraisal.
- The property is vacant and unimproved and there is no relocation assistance involved with the project.
- There is no implied dedication on the property.
- DGS is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq, as the site supports efficient development patterns near existing developed areas with adequate transportation and other essential utilities and services.

**Staff Recommendation:      Authorize acquisition.**

## CONSENT ITEMS

### CONSENT ITEM—2

**CALIFORNIA HIGHWAY PATROL (2720)**  
**SAN DIEGO AREA OFFICE REPLACEMENT**  
**SAN DIEGO COUNTY**  
DGS Parcel No. 10836

*Authority: Chapter 25, Statutes of 2014, Item 2720-301-0044(4)*

**Consider:**

- a) authorizing acquisition
- b) approving an augmentation

**\$819,000**  
**(6.77% percent total project cost)**  
**(6.77% percent cumulative)**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

California Highway Patrol  
San Diego Replacement Facility, Kearny Villa Road Site  
San Diego County

Action requested

**If approved, the request would authorize acquisition and approve an augmentation.**

Scope Description

**This project is within scope.** The requested action would authorize acquisition of approximately 5.9 acres (the Property) for the construction of a replacement California Highway Patrol (CHP) area office. The parcel is located at the northwest corner of the intersection of Kearny Villa Road and Ruffin Road in the Kearny Mesa Community Planning Area in the City of San Diego. The replacement area office will include a 45,888 square foot office building with auto service bays, a fuel island, a property storage building, and miscellaneous areas to house HVAC equipment, a radio antenna tower, a generator and gas tanks.

### Funding and Cost Verification

**This project is not within cost.** The Budget Act of 2014 appropriated a total of \$12,100,000 Motor Vehicle Account for the acquisition (\$10,412,000) and performance criteria (\$1,688,000) phases of this project. The acquisition phase appropriation consists of \$10,000,000 for property acquisition, and \$412,000 for acquisition-related overhead costs. The fair market value of the Kearny Villa Road site is \$10,819,000, which exceeds the budgeted amount for property acquisition by \$819,000. Further, the performance criteria phase of this project is well underway, precluding a shift of funding from performance criteria to acquisition. As a result, the CHP requests an augmentation to acquisition of \$819,000 (6.77% of total project cost, 6.77% cumulative).

\$12,100,000	total authorized project costs
\$12,919,000	total estimated project costs
\$12,100,000	project costs previously allocated: \$10,412,000 acquisition (\$10,000,000 property acquisition and \$412,000 other acquisition costs); \$1,688,000 performance criteria.
\$33,674,000	project costs to be allocated: \$819,000 acquisition; \$32,855,000 design-build
\$ 819,000	augmentation request: acquisition

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 15, 2014 and the 35-day statute of limitations period expired June 19, 2014, without challenge.

### Project Schedule

The anticipated close of escrow: January 2015

### Condition of Property Statement

The Property is approximately 5.9 acres of a greater parcel totaling 9.5± acres and is bounded on the south and east by Kearny Villa Road, on the north by State Route 52, and Marine Corps Air Station (MCAS) Miramar on the west. The parcel is undeveloped, but the general land uses around the parcel include commercial and industrial development to the south and east, MCAS lands to the west and freeway to the north. The parcel is mostly flat, with a gentle slope from west to east. Surface drainages or prominent topographic features on the parcel were not observed. However, the western part of the parcel, while outside of the acquisition area, contains undulations, dirt spoils, and debris piles that according to the developer's biological report form shallow swales and depressions which support small collection basins and vernal pools.

The developer's biological report mapped sensitive plant species on the parcel, some of which occur within the proposed development area. Mitigation for direct impacts could be accomplished through contribution to the City of San Diego's Habitat Acquisition Fund.

### Environmental Site Assessment (ESA)

In September 2014, a Phase I Environmental Site Assessment (ESA) was completed. According to the findings of the ESA, the site has never been developed, but was graded prior to 1990. The site is not located in proximity to an oil field, and naturally occurring radon levels in the area are expected to be very low and within regulatory agency criteria. There were no indications that the property has featured storage tanks or other subsurface features that may serve as sources of contamination. There was no indication that documented releases of hazardous substances in the area of the site have affected or are likely to affect the subsurface environment of the site. Miscellaneous trash/debris was noted on the site that suggests the site has been used for unauthorized dumping of construction and/or other debris, and may have featured a transient camp in the past. No evidence of soil staining or other indications that hazardous substances may have been released were observed.

No Recognized Environmental Conditions (RECs), Controlled RECs, or Historical RECs were identified at the site.

### Other:

- The State Public Works Board approved site selection for this property on June 13, 2014.
- The purchase price of \$10,819,000 does not exceed the estimated fair market value of the property as determined by a DGS approved appraisal.
- The property is vacant and unimproved and there is no relocation assistance involved with the project.
- The PAA does not include the state's standard indemnification language. Rather than indemnifying the state in perpetuity, the seller's indemnification is limited to ten (10) years from the date of transfer. Given the historical use of the property and the fact that environmental surveys have not identified conditions that would likely pose exceptional risk to the state, the risk of limiting the seller's indemnification is relatively low.
- There is no implied dedication on the property.
- DGS is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The proposed acquisition is consistent with the state's planning priorities in accordance with Government Code Section 65041 et seq, as the site supports efficient development patterns near existing developed areas with adequate transportation and other essential utilities and services.

**Staff Recommendation:     Authorize acquisition and approve an augmentation.**

## CONSENT ITEMS

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JUVENILE PROJECT  
HUMBOLDT COUNTY

*Authority: Sections 1970 – 1978 of the Welfare and Institutions Code*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
Juvenile Project  
Humboldt County

#### Action Requested

**If approved, the requested action would approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project will design and construct a new, approximately 19,500 square feet (sf), single story building in two phases on approximately 0.6 acre of a greater approximately 3 acres of county-owned land in Eureka. During the first construction phase, the existing juvenile hall building will remain in use while the new juvenile facility is completed. The second phase will include the demolition and removal of the old juvenile hall building; construction of a new breezeway to connect the new juvenile facility with the existing regional center and probation wing, and construction of new recreation yards. This facility will provide housing, program, healthcare, custody, administrative, support space, recreation yards, and a secure vehicle yard.

The new medium/maximum security juvenile facility will include housing space of approximately 8,100 sf with 6 single and 12 double-occupancy dormitory-style rooms with common dayroom areas. The proposed facility will also provide approximately 11,400 sf for administrative and support services including a new facility control room, education rooms, health services, food services, laundry, visitation and public lobby spaces, facility maintenance, staff and storage areas.

New heating, ventilation, and air conditioning; and electrical service upgrades to the existing probation office are proposed, as well as construction of a new breezeway access from the existing buildings to the new facility.

This project will include, but is not limited to, utilities; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; fire protection systems; a new access road, a new parking area and loading dock.

This project also includes a bid alternate to add a canopy to cover the blacktop areas of both recreation yards and provide inclement weather protection.

#### Funding and Project Cost Verification

**This project is within cost.** Section 1973 of the Welfare and Institutions Code (SB 81) appropriates \$300,000,000 lease revenue bond financing authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC) through a competitive bidding process. BSCC has conditionally awarded \$12,930,869 from this appropriation to Humboldt County for this project. All of the acquisition/study, design and any construction costs in addition to this award amount will be paid by the county.

On April 11, 2014, the Board established the scope, cost and schedule of this project, allocating \$12,931,000 of the \$300,000,000 lease revenue bond financing authority appropriated in Section 1973 of the Welfare and Institutions Code to partially finance the construction of this juvenile project. At the time of establishment, the total estimated project cost was \$16,728,000. Subsequent to that action, a new project cost estimate was prepared in association with the completion of preliminary plans. Based on this revised estimate, the new total estimated project cost is \$16,667,000, a decrease of \$61,000.

\$16,728,000	total authorized project cost
\$16,667,000	total estimated project cost
\$12,931,000	state costs previously allocated: construction (\$12,413,000 contract and \$518,000 contingency)
\$ 3,797,000	local costs previously allocated: \$390,000 acquisition/study, \$214,000 preliminary plans, \$1,069,000 working drawings, and \$2,124,000 construction (\$593,000 contingency, \$372,000 A&E, \$1,024,000 other project costs, and \$135,000 agency retained)
	local costs adjustment: a decrease of \$6,000 acquisition/study, an increase of \$8,000 preliminary plans and \$1,000 working drawings, and a decrease of \$64,000 construction (an increase of \$233,000 contract, and a decrease of \$289,000 contingency and \$8,000 other project costs)
\$ 61,000	potential project savings



### CEQA

A Notice of Exemption was filed with the Humboldt County Clerk's office on March 19, 2014, and the 35-day statute of limitations expired on April 23, 2014, without challenge.

### Real Estate Due Diligence

A Summary of Conditions Letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

### Project Schedule

Approve preliminary plans	December 2014
Complete working drawings	June 2015
Start construction	October 2015
Complete construction	April 2017

**Staff Recommendation:**     **Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JUVENILE PROJECT  
LOS ANGELES COUNTY

*Authority: Sections 1970 - 1978 of the Welfare and Institutions Code*

**Consider recognizing revised project costs**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
Juvenile Project  
Los Angeles County

#### Action Requested

**If approved, the requested action would recognize revised project costs.**

#### Scope Description

**This project is within scope.** This project will design and construct a new, approximately 54,000 square foot facility on approximately 11 acres of a greater approximately 142 acres of county-owned land in Malibu. The new facility will provide approximately 120 beds and provide housing and program space for moderate to high-risk juvenile offenders.

The housing space will consist of approximately 22,000 square feet and will include four buildings (living units) with open dormitory style housing. Two buildings will contain two semi-autonomous dormitories of 12 residents each, and the other two will contain three semi-autonomous dormitories of 12 residents each. Each living unit will include personal laundry, admin and support, and counseling rooms. Additionally, each housing unit will have a dayroom, toilet/shower space, a group meeting room, a recreation/activity room, and an outside patio.

The facility includes an administration building with administration and probation staff offices; security administration that includes conference rooms, central control, communications room, intake/release/transportation, and public waiting; staff support space that includes staff sleeping rooms, restrooms, and showers; and medical and mental health services space that includes nurses station/offices, medical observation room, exam room, telemedicine exam room, and medical storage. The facility includes a maintenance/warehouse building that will provide storage, laundry, network/communications room, and trash/recycling holding. In addition, the facility includes a support building that will provide education and vocational services, multipurpose space which includes an indoor gymnasium (which will also be used for dining), and a kitchen. The educational space will provide curriculum for GED testing, comprehensive high school, vocational training, and college-bound students.

The project scope will include, but not be limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; perimeter fencing; fire protection systems; parking lots; sally port; landscaping; outdoor recreation courts and multipurpose recreation field with running track; and emergency access roads.

#### Funding and Project Cost Verification

**This project is not within cost.** Section 1973 of the Welfare and Institutions Code (SB 81) appropriates \$300,000,000 lease revenue bond authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC) through a competitive bidding process. BSCC has conditionally awarded \$28,728,123 from this appropriation to Los Angeles County for this project. All of the acquisition/study, design and any construction costs in addition to this award will be paid by the county.

On April 11, 2014, the Board established the scope, cost and schedule of this project, allocating \$28,728,123 of the \$300,000,000 appropriated in Section 1973 of the Welfare and Institutions Code to complete design and construction for this project. On October 2, 2014, the Board approved a resolution authorizing interim financing, the sale of lease revenue bonds, and other related actions, at that time the total estimated project cost was \$44,506,000. Subsequent to this action, a revised cost estimate was prepared by the county in association with the receipt of construction bids and preparation to award a construction contract. Based on this revised estimate, the current total estimated project cost is \$48,622,000, which is an increase of \$4,116,000. This increase is based on the lowest construction bid received, which came in higher than originally estimated.

The state's share of the project costs is capped at the amount of the county's conditional award and the county is already estimated to fully utilize that award. Consequently, the county will pay these additional estimated costs. This action will recognize these revised project costs as detailed below.

\$44,506,000	total authorized project cost
\$48,622,000	total estimated project cost
\$28,728,000	state costs previously allocated: design-build contract
\$15,778,000	local costs previously allocated: \$1,998,000 performance criteria and concept drawings, \$13,635,000 design-build (\$2,107,000 contract, \$3,083,000 contingency, \$472,000 A&E, and \$7,973,000 other project costs), and \$145,000 potential project savings
\$ 4,116,000	local costs increase: \$4,261,000 design-build (\$3,839,000 contract, \$385,000 contingency, \$37,000 A&E), and a decrease of \$145,000 potential project savings

#### CEQA

A Notice of Determination was posted by the Los Angeles County Clerk on December 3, 2013, and the statute of limitations expired on January 2, 2014, without challenge.

#### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on April 7, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

#### Project Schedule

Approve performance criteria and concept drawings	April 2014
Start construction	December 2014
Complete construction	October 2016

**Staff Recommendation: Recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JUVENILE PROJECT  
SANTA CLARA COUNTY

*Authority: Sections 1970 – 1978 of the Welfare and Institutions Code*

**Consider approving performance criteria and concept drawings**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation  
Juvenile Project  
Santa Clara County

#### Action Requested

**If approved, the requested action would approve performance criteria and concept drawings.**

#### Scope Description

**This project is within scope.** This project will design and construct several new buildings at the existing William F. James Boys Ranch facility, located in the city of Morgan Hill on approximately 9 acres of a greater approximately 72 acres of county-owned land. The project includes demolition of the existing dormitory and construction of a new housing building; a new admission/treatment/visiting building; a new kitchen and dining building; and a new indoor gymnasium, as well as security, communications and infrastructure improvements. Upon completion, this expansion will add approximately 43,000 square feet of new space to the facility. The new buildings will be constructed primarily of steel, concrete and masonry for security and long-term durability.

The new housing building will provide dormitory-style housing units with sleeping, storage and dayroom areas to house up to 108 serious male and female juvenile offenders. This building will also include a new central control room, classrooms, counseling rooms, and interview rooms, as well as a new laundry area.

Once the new housing building is completed, the existing dormitory building will be demolished, and the new admission/treatment/visiting building will be constructed on the same footprint of the demolished dormitory. This new kitchen and dining building will include a dining hall and seismically separate kitchen area. The new indoor gymnasium will feature space designated for basketball, volleyball and badminton. Lighting, plumbing and security upgrades to the existing outdoor recreation areas are proposed.

This project will also include, but is not limited to, utilities; electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as a new access road and new parking area improvements.

#### Funding and Project Cost Verification

**This project is within cost.** Section 1973 of the Welfare and Institutions Code (SB 81) appropriates \$300,000,000 lease revenue bond financing authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC) through a competitive bidding process. BSCC has conditionally awarded \$12,950,000 from this appropriation to Santa Clara County for this project. All of the acquisition/study, design and any construction costs in addition to this award amount will be paid by the county.

On November 14, 2014, the Board established the scope, cost and schedule of this project, allocating \$12,950,000 of the \$300,000,000 appropriated in Section 1973 of the Welfare and Institutions Code to partially finance the construction of this juvenile project. At the time of establishment, the total estimated project cost was \$24,290,000. Subsequent to this action, a new project cost estimate was prepared in association with the completion of performance criteria and concept drawings, and the current total estimated project cost remains unchanged at \$24,290,000.

\$24,290,000	total authorized project cost
\$24,290,000	total estimated project cost
\$12,950,000	state costs previously allocated: design-build contract
\$11,261,000	local costs previously allocated: \$1,171,000 performance criteria and concept drawings and \$10,090,000 design-build (\$6,847,000 contract, \$594,000 contingency, \$397,000 A&E, \$2,156,000 other project costs, and \$96,000 agency retained)

### CEQA

The Notice of Determination was filed with the Santa Clara County Clerk on May 15, 2014, and the statute of limitations expired on June 14, 2014, without challenge.

### Real Estate Due Diligence

A Summary of Conditions Letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

### Project Schedule

Approve performance criteria and concept drawings	December 2014
Start construction	March 2015
Complete construction	July 2017

**Staff Recommendation:**     **Approve performance criteria and concept drawings.**

## CONSENT ITEMS

### CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JUVENILE PROJECT  
SANTA CRUZ COUNTY

*Authority: Sections 1970 - 1978 of the Welfare and Institutions Code*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation  
Juvenile Project  
Santa Cruz County

Action Requested

**If approved, the requested action would approve preliminary plans.**

Scope Description

**This project is within scope.** This project will design and construct a new multi-use recreation and programs facility located on approximately 10,000 square feet of county-owned land in the city of Felton. The new facility will be constructed in the open outdoor recreation field just south of the existing Juvenile Hall.



The project will consist of an approximately 6,400 square foot, free-standing building that will be constructed using a light-weight, pre-engineered steel building structure erected on a concrete foundation. The building will include a gymnasium with a basketball court, two classrooms dedicated for juvenile hall and probation programs, one equipment room for athletic equipment, restrooms, one HVAC/electrical room, and fold-out bleachers.

This project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; digital cameras; and fire protection systems, as well as minor landscaping and pavement for building access. This building will be constructed of steel and concrete for long-term durability.

#### Funding and Project Cost Verification

**This project is within cost.** Section 1973 of the Welfare and Institutions Code (SB 81) appropriates \$300,000,000 lease revenue bond financing authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC) through a competitive bidding process. BSCC has conditionally awarded \$1,355,608 from this appropriation to Santa Cruz County for this project. All of the acquisition/study, design and any construction costs in addition to this award amount will be paid by the county.

On November 8, 2013, the Board established the scope, cost and schedule of this project, allocating \$1,356,000 of the \$300,000,000 lease revenue bond financing authority appropriated in Section 1973 of the Welfare and Institutions Code to partially finance the construction of this juvenile project. At the time of establishment, the total estimated project cost was \$2,130,000. Subsequent to that action, a new project cost estimate was prepared in association with the completion of preliminary plans. Based on this revised estimate, the current total estimated project cost is \$2,168,000, an increase of \$38,000.

The state's share of the project costs is capped at the amount of the county's conditional award and the county is already estimated to fully utilize that award. Consequently, the county will pay any additional estimated costs that may still exist when a construction contract is awarded.

\$2,130,000	total authorized project cost
\$2,168,000	total estimated project cost
\$1,356,000	state costs previously allocated: construction contract
\$ 774,000	local costs previously allocated: \$250,000 acquisition/study, \$63,000 preliminary plans, \$80,000 working drawings, and \$381,000 construction (\$134,000 contract, \$75,000 contingency, \$43,000 A&E, and \$129,000 other project costs)
\$ 38,000	potential local costs increase: a decrease of \$1,000 preliminary plans and an increase of \$39,000 construction (\$38,000 contract and \$2,000 contingency, and a decrease of \$1,000 other project costs)

### CEQA

A Notice of Determination was filed with the Santa Cruz County Clerk on September 6, 2013, and the statute of limitations expired on October 6, 2013, without challenge.

### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on November 21, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

### Project Schedule

Approve preliminary plans	December 2014
Complete working drawings	February 2015
Start construction	April 2015
Complete construction	August 2015

**Staff Recommendation:     Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JUVENILE PROJECT  
YOLO COUNTY

*Authority: Sections 1970 - 1978 of the Welfare and Institutions Code*

**Consider approving preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation  
Juvenile Project  
Yolo County

Action Requested

**If approved, the requested action would approve preliminary plans.**

Scope Description

**This project is within scope.** This project will design and construct a new multi-purpose recreation, programs and visitor center facility on approximately 1.54 acres of a greater approximately 37 acres of county-owned land in Woodland. This new facility will be constructed just west of the existing county juvenile hall.

The project will consist of an approximately 11,300 square foot, free-standing building that will be constructed using concrete masonry unit block erected on a concrete foundation. The building will include family visitation rooms, multi-purpose program rooms, sally ports, an indoor recreation area with a basketball court, a storage room, restrooms, staff areas, an electrical room, a mechanical room, and a lobby with a reception area.

This project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; digital cameras; and fire protection systems, as well as minor landscaping and pavement for building access.

#### Funding and Project Cost Verification

**This project is within cost.** Section 1973 of the Welfare and Institutions Code (SB 81) appropriates \$300,000,000 lease revenue bond financing authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC) through a competitive bidding process. BSCC has conditionally awarded \$4,784,536 from this appropriation to Yolo County for this project. All of the acquisition/study, design and any construction costs in addition to this award amount will be paid by the county.

On August 8, 2014, the Board established the scope, cost and schedule of this project, allocating \$4,785,000 of the \$300,000,000 lease revenue bond financing authority appropriated in Section 1973 of the Welfare and Institutions Code to partially finance the construction of this juvenile project. At the time of establishment, the total estimated project cost was \$6,883,000. Subsequent to that action, a new project cost estimate was prepared in association with the completion of preliminary plans. Based on this revised estimate, the current total estimated project cost is \$6,824,000, a decrease of \$59,000.

\$6,883,000	total authorized project cost
\$6,824,000	total estimated project cost
\$4,785,000	state costs previously allocated: construction (\$4,588,000 contract and \$197,000 contingency)
	state costs adjustment: construction (an increase of \$21,000 contract and a decrease of \$21,000 contingency)
\$2,098,000	local costs previously allocated: \$222,000 acquisition/study, \$337,000 preliminary plans, \$337,000 working drawings, and \$1,202,000 construction (\$262,000 contingency, \$140,000 A&E, and \$800,000 other project costs)
	local costs adjustment: a decrease of \$23,000 preliminary plans, \$32,000 working drawings, and \$4,000 construction (an increase of \$23,000 contingency, and a decrease of \$7,000 A&E and \$20,000 other project costs)
\$ 59,000	potential project savings

### CEQA

A Notice of Determination was filed with the Yolo County Clerk on September 16, 2014, and the statute of limitations expired on October 16, 2014, without challenge.

### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on November 14, 2014, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

### Project Schedule

Approve preliminary plans	December 2014
Complete working drawings	May 2015
Start construction	October 2015
Complete construction	January 2017

**Staff Recommendation:**     **Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—8

**BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)  
ADULT LOCAL CRIMINAL JUSTICE FACILITIES PROJECT  
NAPA COUNTY**

*Authority: Sections 15820.92 – 15820.926 of the Government Code*

**Consider establishing scope, cost, and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—8

Board of State and Community Corrections  
Adult Local Criminal Justice Facilities Project  
Napa County

Action Requested

**If approved, the requested action would establish the project scope, cost, and schedule.**

Scope Description

This project will design and construct a new facility on county-owned land located in an unincorporated area of Napa County. The building will provide housing, program, and administrative space.

The housing area will include four housing units providing a total of approximately 72 beds; day rooms; recreation yards; and food service, maintenance, storage, and control space. The building will also include a central control, program/visitation rooms, counseling rooms, and administrative and kitchen/dining space.

The project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; staff and visitor parking; fire protection systems; security fencing; and staff and visitor parking space.

#### Funding and Project Cost Verification

Section 15820.922 of the Government Code (SB 1022) appropriates \$500,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$13,474,000 from this appropriation to Napa County for this project. All acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. This action would allocate \$13,474,000 from this appropriation to complete design and construction for this project.

\$15,340,000	total estimated project cost
\$13,474,000	state costs to be allocated: \$693,000 preliminary plans, \$743,000 working drawings and \$12,038,000 construction (\$10,073,000 contract, \$721,000 contingency, \$332,000 A&E, and \$912,000 other project costs)
\$ 1,866,000	local costs to be allocated: \$262,000 acquisition/study, \$138,000 preliminary plans, \$115,000 working drawings, and \$1,351,000 construction (\$234,000 contract and \$1,117,000 other project costs)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 8, 2014, and the statute of limitations expired on May 7, 2014, without challenge.

#### Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

#### Project Schedule

Approve preliminary plans	January 2016
Complete working drawings	October 2016
Start construction	March 2017
Complete construction	November 2018

**Staff Recommendation: Establish scope, cost, and schedule.**

## CONSENT ITEMS

### CONSENT ITEM—9

**BOARD OF STATE AND COMMUNITY CORRECTIONS (5227)  
ADULT LOCAL CRIMINAL JUSTICE FACILITIES PROJECT  
SACRAMENTO COUNTY**

*Authority: Sections 15820.92 – 15820.926 of the Government Code*

**Consider establishing scope, cost, and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—9

Board of State and Community Corrections  
Adult Local Criminal Justice Facilities Project  
Sacramento County

Action Requested

**If approved, the requested action would establish the project scope, cost, and schedule.**

Scope Description

This project will design and construct two new buildings adjacent to the existing adult facility on county-owned land located in the city of Elk Grove. The new buildings will include housing, treatment, support, and food services space.



The first building will provide approximately 26 medical and mental health special needs beds, as well as medical treatment, intake/release, and central control space. It will also include a vehicle sallyport and a new visitor parking lot. The second building will provide a kitchen and warehouse and maintenance space.

The project will also include, but is not limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; emergency power; fire protection systems; and security fencing and a new staff parking lot.

#### Funding and Project Cost Verification

Section 15820.922 of the Government Code (SB 1022) appropriates \$500,000,000 lease revenue bond financing authority to partially finance the design and construction of adult local criminal justice facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$56,432,000 from this appropriation to Sacramento County for this project. All acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. This action would allocate \$56,432,000 from this appropriation to complete design and construction for this project.

\$62,894,000	total estimated project cost
\$56,432,000	state costs to be allocated: \$1,040,000 preliminary plans, \$2,195,000 working drawings, and \$53,197,000 construction (\$45,625,000 contract, \$2,804,000 contingency, \$404,000 A&E, \$1,069,000 agency retained, and \$3,295,000 other project costs)
\$ 6,462,000	local costs to be allocated: \$699,000 acquisition, \$443,000 preliminary plans, \$1,718,000 working drawings, and \$3,602,000 construction (\$1,100,000 contract, \$1,090,000 A&E, and \$1,412,000 other project costs)

#### CEQA

Environmental review for this project is currently underway and the appropriate CEQA documentation will be completed prior to seeking approval of preliminary plans.

#### Real Estate Due Diligence

Real estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

#### Project Schedule

Approve preliminary plans	September 2015
Complete working drawings	February 2016
Start construction	April 2016
Complete construction	October 2017

**Staff Recommendation: Establish scope, cost, and schedule.**

## ACTION ITEMS

### ACTION ITEM—1

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
FRESNO AND KINGS COUNTIES**

14 Parcels listed in Exhibit A

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)  
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)*

**Consider approving site selection of 14 parcels in full and/or in part that were inadvertently deleted from the November 14, 2014 PWB agenda.**

<b>Exhibit A of Action Item 1</b>	
<b>Construction Package 2-3 - Kings County</b>	
<b>Highway 198 to Newark Avenue</b>	
<b>Authority Parcel Number</b>	<b>Assessor Parcel Number</b>
FB-16-0285	034-011-005
FB-16-0286	034-011-012
FB-16-0287	034-011-013
FB-16-0288	034-011-007
FB-16-0289	034-012-006
FB-16-0291	034-080-035
FB-16-0293	034-080-020
FB-16-0294	034-080-019
FB-16-0295	034-080-018
FB-16-0348	016-130-059
FB-16-0349	028-290-038
FB-16-0353	028-090-017
FB-16-0354	028-290-011
FB-16-0355	016-130-048

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Fresno and Kings County

#### Action Requested

**If approved, the requested action would approve site selection of 14 parcels in full and/or in part that were inadvertently deleted from the final November 14, 2014 PWB agenda.**

#### Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, and the construction of dozens of grade separations, and multiple bridges and viaducts. The IOS-1, also referred to as the First Construction Segment, is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

#### Funding and Cost Verification

**This project is within cost.** Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1.

#### Background

The IOS-1 is broken into four construction packages, with the first construction package further divided into components A, B, and C. The first two components, A and B, of Construction Package 1 lie fully within the Merced to Fresno segment and on January 11, 2013, June 14, 2013, July 12, 2013, November 8, 2013, and December 13, 2013, June 13, 2014 the State Public Works Board (Board) approved site selection for a combined 410 parcels within Construction Package 1A and 1B that would provide a corridor extending approximately 24 miles from Avenue 17 east of the City of Madera to Santa Clara Street in the City of Fresno.

The remainder of the IOS-1 lies within the Fresno to Bakersfield segment. On April 11, 2014 and August 8, 2014 the Board approved site selection for a combined 145 parcels within Construction Package 1C. On May 9, 2014 and August 8, 2014, the Board approved site selection for a combined 298 parcels within Construction Package 2-3. These actions extended the corridor an additional 31 miles from Santa Clara Street in the City of Fresno to Highway 198 in Kings County.

The 14 parcels in this request were listed on the 10-day notice for the November 14, 2014 Board meeting; however, the final agenda did not include these parcels, and therefore the Board was unable to approve the site selection of the parcels at that time. This action would ensure that these parcels are approved for site selection as required by Government Code sections 15850 through 15866.

All of the parcels subject to this site selection lie within the Fresno to Bakersfield segment. For this segment, the CEQA Notice of Determination was filed on May 8, 2014 and the associated Federal Record of Decision was released by the Federal Railroad Administration on June 27, 2014, thereby completing the NEPA process. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

Site selection for a transportation corridor, highway or rail alignment differs from traditional single-parcel Board requests. Parcels required for highway and rail alignments involve several miles comprising a longitudinal corridor, rather than a single, specific parcel where other location options may be considered. Because of the type of infrastructure for this project it is not possible to simply reject a parcel and move to the right or left. For instance, a high-speed train travelling at 200+ miles per hour requires 4 to 5 miles to perform a 90-degree turn. The alignment, as determined through the environmental processes, determines the sites that must be acquired. As is the case with this request, many of the sites selected reflect a need for road realignments and grade crossings necessary to ensure the safety of the train system.

**Staff Recommendation:**      **Approve site selection of 14 parcels in full and/or in part that were inadvertently deleted from the final November 14, 2014 PWB agenda.**

## ACTION ITEMS

### ACTION ITEM—2

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
FRESNO, KINGS, AND TULARE COUNTIES**  
132 Parcels listed in Exhibit A

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)  
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)*

**Consider approving site selection of 132 parcels in full and/or in part.**

<b>Exhibit A of Action Item 2</b>	
<b>Construction Package 2-3 - Fresno County</b>	
Parcel Number	
High Speed Rail Authority	Assessor
FB-10-0453	385-140-17
FB-10-0746	334-250-23
FB-10-0753	334-250-52
<b>Construction Package 2-3 - Kings County</b>	
<b>North of Newark Avenue</b>	
Parcel Number	
High Speed Rail Authority	Assessor
FB-16-0256	028-280-014
<b>Construction Package 2-3 - Kings County</b>	
<b>Newark Avenue to Kings-Tulare County Line</b>	
Parcel Number	
FB-16-0299	034-070-004
FB-16-0301	034-070-005
FB-16-0302	034-070-006
FB-16-0304	034-040-014
FB-16-0305	034-070-019
FB-16-0306	034-070-020
FB-16-0307	034-040-011
FB-16-0308	034-040-008

<b>Exhibit A of Action Item 2 Continued</b>	
Authority Parcel Number	Assessor Parcel Number
FB-16-0309	034-040-009
FB-16-0310	034-040-004
FB-16-0311	034-040-005
FB-16-0312	034-040-006
FB-16-0313	034-040-007
FB-16-0315	034-015-011
FB-16-0316	034-015-004
FB-16-0317	034-015-013
FB-16-0318	034-030-012
FB-16-0320	034-015-014
FB-16-0321	034-030-011
FB-16-0322	034-030-013
FB-16-0323	034-015-015
FB-16-0324	034-014-012
FB-16-0325	034-030-014
FB-16-0326	034-015-007
FB-16-0327	034-015-016
FB-16-0328	034-030-010
FB-16-0329	034-030-007
FB-16-0330	034-015-008
FB-16-0331	034-230-001
FB-16-0331	034-230-003
FB-16-0331	034-230-037
FB-16-0331	034-230-038
FB-16-0332	034-160-025
FB-16-0333	030-270-002
FB-16-0334	034-160-002
FB-16-0335	034-160-003
FB-16-0336	030-270-003
FB-16-0338	034-160-024
FB-16-0339	034-160-001
FB-16-0340	034-230-026
FB-16-0342	034-230-043

<b>Exhibit A of Action Item 2 Continued</b>	
Authority Parcel Number	Assessor Parcel Number
FB-16-0346	034-230-035
FB-16-0346	034-230-049
FB-16-0347	034-230-050
FB-16-0350	034-014-015
FB-16-0357	034-060-018
Construction Package 2-3 - Tulare County	
Kings-Tulare County Line to End of CP2-3	
Parcel Number	
FB-54-0001	291-030-030
FB-54-0001	291-030-031
FB-54-0001	291-030-036
FB-54-0003	291-030-013
FB-54-0004	291-030-043
FB-54-0060	200-240-001
FB-54-0060	200-270-001
FB-54-0201	200-230-002
FB-54-0202	200-220-016
FB-54-0203	200-220-015
FB-54-0351	291-020-022
FB-54-0354	291-020-023
FB-54-0355	291-020-024
FB-54-0356	291-010-009
FB-54-0357	291-060-002
FB-54-0358	291-060-023
FB-54-0359	291-060-019
FB-54-0362	291-070-008
FB-54-0363	291-080-012
FB-54-0364	291-080-006
FB-54-0365	291-090-014
FB-54-0367	293-200-008
FB-54-0368	311-030-009
FB-54-0370	311-030-024
FB-54-0371	311-040-003
FB-54-0372	311-040-024

<b>Exhibit A of Action Item 2 Continued</b>	
Authority Parcel Number	Assessor Parcel Number
FB-54-0373	311-040-022
FB-54-0374	313-080-002
FB-54-0375	313-060-005
FB-54-0376 and FB-54-0377	804-54-4A-1
FB-54-0505	313-060-009
FB-54-0507, FB-54- 0533, FB-54-0534,	291-060-001
FB-54-0508, FB-54-0535	291-060-016
FB-54-0509	291-070-002
FB-54-0510	291-070-010
FB-54-0511	291-090-013
FB-54-0513	291-100-003
FB-54-0513	291-110-003
FB-54-0515	311-050-006
FB-54-0515	311-050-008
FB-54-0523	313-070-001
FB-54-0524	313-050-009
FB-54-0524	313-060-002
FB-54-0524	311-090-032
FB-54-0525	313-060-001
FB-54-0526	313-050-002
FB-54-0526	313-050-010
FB-54-0526	313-050-013
FB-54-0526	313-050-014
FB-54-0532	291-060-026
FB-54-0651	313-040-012
FB-54-0652	313-040-003
FB-54-0653	313-040-004
FB-54-0655	313-040-010
FB-54-0656	333-140-012
FB-54-0657	333-120-002
FB-54-0658	333-130-006



<b>Exhibit A of Action Item 2 Continued</b>	
<b>Authority Parcel Number</b>	<b>Assessor Parcel Number</b>
FB-54-0659	333-120-001
FB-54-0660	333-360-001
FB-54-0661	333-150-001
FB-54-0662	333-370-002
FB-54-0663	333-370-001
FB-54-0672	333-380-003
FB-54-0672	333-380-004
FB-54-0673	333-130-004
FB-54-0870	333-110-005
FB-54-0875	333-110-007
FB-54-0880	333-101-008
FB-54-0885	333-101-007
FB-54-0890	333-101-064
FB-54-0892	333-101-063
FB-54-0895	333-102-006
FB-54-0900	333-102-005
FB-54-0905	333-102-004
FB-54-0910	333-102-050
FB-54-0915	333-102-051
FB-54-0925	333-103-005
FB-54-0930	333-103-061
FB-54-0935	333-103-062
FB-54-0945	333-104-004
FB-54-0950	333-090-024
FB-54-XXXX (various)	Burlington Northern Santa Fe parcels between Ave. 144 & Ave. 88

## ACTION ITEMS

### STAFF ANALYSIS ITEM—2

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Fresno, Kings, and Tulare Counties

#### Action Requested

**If approved, the requested action would approve site selection of 132 parcels in full and/or in part .**

#### Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, and the construction of dozens of grade separations, and multiple bridges and viaducts. The IOS-1, also referred to as the First Construction Segment, is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

#### Funding and Cost Verification

**This project is within cost.** Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for acquisition of approximately 1,100 parcels and the construction of the 130-mile IOS-1.

#### Background

The IOS-1 is broken into four construction packages, with the first construction package further divided into components A, B, and C. The first two components, A and B, of Construction Package 1 lie fully within the Merced to Fresno segment and on January 11, 2013, June 14, 2013, July 12, 2013, November 8, 2013, December 13, 2013, and June 13, 2014 the State Public Works Board (Board) approved site selection for a combined 410 parcels within Construction Package 1A and 1B that would provide a corridor extending approximately 24 miles from Avenue 17 east of the City of Madera to Santa Clara Street in the City of Fresno.

The remainder of the IOS-1 lies within the Fresno to Bakersfield segment. On April 11, 2014 and August 8, 2014 the Board approved site selection for a combined 145 parcels within Construction Package 1C. On May 9, 2014 and August 8, 2014, November 14, 2014 and in Action Item 1 of this agenda, the Board approved site selection for a combined 399 parcels within Construction Package 2-3. These actions extended the corridor an additional 46 miles from Santa Clara Street in the City of Fresno to Newark Ave in Kings County.

Of the 132 parcels that are the subject of this site selection request, four parcels reflect refinements to the appraisal maps in the more northerly portions of CP 2-3. The remaining 128 parcels lie within the final 24 miles of CP 2-3, extending the from Newark Avenue in Kings County to one mile north of the border between Tulare and Kern County.

All of the parcels subject to this site selection lie within the Fresno to Bakersfield segment. For this segment, the CEQA Notice of Determination was filed on May 8, 2014 and the associated Federal Record of Decision was released by the Federal Railroad Administration on June 27, 2014, thereby completing the NEPA process. Consistent with corridor based projects, minimal real estate due diligence has occurred to date as the alignment determines which properties must be acquired and any abatement or title issues will be resolved during or shortly after acquisition.

Site selection for a transportation corridor, highway or rail alignment differs from traditional single-parcel Board requests. Parcels required for highway and rail alignments involve several miles comprising a longitudinal corridor, rather than a single, specific parcel where other location options may be considered. Because of the type of infrastructure for this project it is not possible to simply reject a parcel and move to the right or left. For instance, a high-speed train travelling at 200+ miles per hour requires 4 to 5 miles to perform a 90-degree turn. The alignment, as determined through the environmental processes, determines the sites that must be acquired. As is the case with this request, many of the sites selected reflect a need for road realignments and grade crossings necessary to ensure the safety of the train system.

**Staff Recommendation: Approve site selection of 132 parcels in full and/or in part.**

## ACTION ITEMS

### ACTION ITEM—3

**HIGH SPEED RAIL AUTHORITY (2665)  
INITIAL OPERATING SEGMENT, SECTION 1  
MULTIPLE PROPERTY CONDEMNATIONS  
MADERA AND FRESNO COUNTIES**

*Authority: Chapter 152, Statutes of 2012, Item 2665-306-0890 (1)  
Chapter 152, Statutes of 2012, Item 2665-306-6043 (1)  
Chapter 25, Statutes of 2014, Item 2665-306-3228 (1)  
Section 15854 of the Government Code*

**Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire the following properties:**

- 1. Johnson Property (Fresno County)  
Assessor Parcel Number: 510-050-03  
Authority Parcel Numbers: MF-10-0085-1 and MF-10-0085-2**
- 2. Daoudian Property 1 (Fresno County)  
Assessor Parcel Number: 510-060-32  
Authority Parcel Numbers: MF-10-0091-1, MF-10-0091-2, and MF-10-0091-3**
- 3. Daoudian Property 2 (Fresno County)  
Assessor Parcel Number: 510-050-25  
Authority Parcel Numbers: MF-10-0089-1 and MF-10-0089-2**
- 4. Thomas Property 1 (Fresno County)  
Assessor Parcel Number: 478-222-15  
Authority Parcel Numbers: FB-10-0196-1 and FB-10-0196-01-01**
- 5. Thomas Property 2 (Fresno County)  
Assessor Parcel Number: 478-222-14  
Authority Parcel Numbers: FB-10-0195-1 and FB-10-0195-01-01**
- 6. California-Fresno Investments Property (Fresno County)  
Assessor Parcel Number: 449-162-05  
Authority Parcel Numbers: FB-10-0035-1 and FB-10-0035-01-01**
- 7. Caglia Property (Fresno County)  
Assessor Parcel Number: 330-021-10  
Authority Parcel Number: FB-10-0254-1**
- 8. Vie-Del Property (Fresno County)  
Assessor Parcel Number: 508-020-04S  
Authority Parcel Numbers: MF-10-0042-1, MF-10-0042-2, MF-10-0042-3,  
MF-10-0042-4, MF-10-0042-5, MF-10-0042-6, MF-10-0042-7, MF-10-0042-8,  
MF-10-0042-9, MF-10-0042-10, MF-10-0042-11, and MF-10-0042-12**

9. **Garcia Property (Fresno County)**  
Assessor Parcel Number: 508-020-17S  
Authority Parcel Numbers: MF-10-0050-1, MF-10-0050-2, and MF-10-0050-3
10. **Romo Property (Fresno County)**  
Assessor Parcel Number: 510-060-33  
Authority Parcel Numbers: MF-10-0092-1, MF-10-0092-2, and MF-10-0092-3
11. **M. Vega Property (Fresno County)**  
Assessor Parcel Number: 478-102-17  
Authority Parcel Numbers: FB-10-0183-1 and FB-10-0183-01-01
12. **Durfee Property (Fresno County)**  
Assessor Parcel Number: 479-072-16  
Authority Parcel Number: FB-10-0221-1
13. **Old Dominion Freight Lines Property (Fresno County)**  
Assessor Parcel Number: 330-031-76  
Authority Parcel Numbers: FB-10-0268-1 and FB-10-0268-01-01
14. **Parker Property (Fresno County)**  
Assessor Parcel Number: 330-130-23  
Authority Parcel Number: FB-10-0270-1
15. **Romana Property (Fresno County)**  
Assessor Parcel Number: 334-040-80  
Authority Parcel Numbers: FB-10-0281-1 and FB-10-0281-2
16. **Singh Bal Property (Fresno County)**  
Assessor Parcel Number: 334-350-39  
Authority Parcel Number: FB-10-0603-1
17. **Mytych Property (Fresno County)**  
Assessor Parcel Numbers: 480-182-02 and 480-182-03  
Authority Parcel Numbers: FB-10-0641-1 and FB-10-0641-01-01
18. **Reyes Property (Fresno County)**  
Assessor Parcel Number: 480-154-13  
Authority Parcel Number: FB-10-0652-1
19. **W & H Forrest Property (Fresno County)**  
Assessor Parcel Number: 504-070-52  
Authority Parcel Number: MF-10-0014-1
20. **Independent Development Property (Fresno County)**  
Assessor Parcel Number: 508-102-35S  
Authority Parcel Numbers: MF-10-0058-1, MF-10-0058-2, and MF-10-0058-01-01

21. **Hutcheson Property (Fresno County)**  
Assessor Parcel Numbers: 508-110-45S and 508-110-06S  
Authority Parcel Numbers: MF-10-0063-1, MF-10-0063-2, MF-10-0063-3, MF-10-0063-4, MF-10-0063-01-01, MF-10-0066-1, MF-10-0066-2, and MF-10-0066-3
22. **Noland Property (Fresno County)**  
Assessor Parcel Number: 508-020-20S  
Authority Parcel Numbers: MF-10-0258-1, MF-10-0258-2, MF-10-0258-3, MF-10-0258-4, and MF-10-0258-5
23. **Farrar Property (Madera County)**  
Assessor Parcel Number: 035-092-001  
Authority Parcel Numbers: MF-20-0977-1, MF-20-0977-01-01, and MF-20-0977-02-01
24. **Derrel's Mini Storage Property (Fresno County)**  
Assessor Parcel Numbers: 510-050-55 and 510-050-56  
Authority Parcel Numbers: MF-10-0087-1, MF-10-0087-2, MF-10-0087-3, MF-10-0255-1, MF-10-0255-2, and MF-10-0255-3
25. **Wynnstar Property (Fresno County)**  
Assessor Parcel Number: 508-110-14S  
Authority Parcel Numbers: MF-10-0071-1 and MF-10-0071-2
26. **Wagner Property (Fresno County)**  
Assessor Parcel Number: 450-280-34  
Authority Parcel Numbers: FB-10-0083-1, FB-10-0083-2, and FB-10-0083-3
27. **Young's Holdings Property (Fresno County)**  
Assessor Parcel Number: 442-122-37  
Authority Parcel Numbers: FB-10-0013-1, FB-10-0013-2, FB-10-0013-3, and FB-10-0013-4
28. **F. Vega Property (Fresno County)**  
Assessor Parcel Number: 442-102-05  
Authority Parcel Numbers: FB-10-0182-1 and FB-10-0182-01-01
29. **Valov Property (Fresno County)**  
Assessor Parcel Number: 487-140-46  
Authority Parcel Numbers: FB-10-0240-1 and FB-10-0240-2
30. **Cedar North Investments Property (Fresno County)**  
Assessor Parcel Number: 330-060-34S  
Authority Parcel Numbers: FB-10-0252-1, FB-10-0252-2, and FB-10-0252-3
31. **Aaronian Property (Fresno County)**  
Assessor Parcel Number: 442-122-24  
Authority Parcel Numbers: FB-10-0007-1, FB-10-0007-2, and FB-10-0007-3

- 32. **Brandt & Salmonson Property (Fresno County)**  
Assessor Parcel Number: 330-031-07S  
Authority Parcel Numbers: FB-10-0272-1 and FB-10-0272-2
- 33. **DTL Parking Property (Fresno County)**  
Assessor Parcel Number: 510-090-65  
Authority Parcel Numbers: MF-10-0099-1, MF-10-0099-2, and MF-10-0099-3
- 34. **Freshko Property (Fresno County)**  
Assessor Parcel Numbers: 330-021-19S and 330-021-21S  
Authority Parcel Numbers: FB-10-0257-1, FB-10-0257-2, FB-10-0257-3,  
FB-10-0259-1, FB-10-0259-2, FB-10-0259-3, and FB-10-0259-5
- 35. **Dakovich Property (Fresno County)**  
Assessor Parcel Number: 508-020-23S  
Authority Parcel Numbers: MF-10-0052-1, MF-10-0052-2, and MF-10-0052-3
- 36. **We Be Jammin' Property (Fresno County)**  
Assessor Parcel Numbers: 508-020-15S and 508-020-16S  
Authority Parcel Numbers: MF-10-0048-1, MF-10-0048-2, MF-10-0048-3,  
MF-10-0049-1, MF-10-0049-2, and MF-10-0049-3
- 37. **Professional Asbestos Property (Fresno County)**  
Assessor Parcel Number: 487-100-04  
Authority Parcel Numbers: FB-10-0229-1 and FB-10-0229-2
- 38. **DSS Property (Fresno County)**  
Assessor Parcel Numbers: 508-110-09 and 508-110-13S  
Authority Parcel Numbers: MF-10-0070-1, MF-10-0070-2, and MF-10-0180-1

## **ACTION ITEMS**

### **STAFF ANALYSIS ITEM—3**

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Madera and Fresno Counties

#### Action Requested

**If approved, the requested action would adopt 38 Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire properties totaling approximately 34.9 acres located in Madera and Fresno Counties.**

### Scope Description

**This project is within scope.** The Initial Operating Segment, Section 1 (IOS-1) is expected to be approximately 130 miles starting near Madera (north of Fresno) and extending southward almost to Bakersfield. This initial section includes the realignment of Highway 99 in Fresno, construction of a bridge over the San Joaquin River, several grade separations, two viaducts and the acquisition of approximately 1,100 parcels. The IOS-1 is the first construction phase of the High Speed Train System (HSTS). The HSTS consists of Phase 1, which would provide 520 miles of the HSTS extending from San Francisco to Los Angeles/Anaheim, and Phase 2, which would extend the system to Sacramento and San Diego.

### Funding and Cost Verification

**This project is within cost.** Chapter 152, Statutes of 2012, appropriated \$5.850 billion (\$2.609 billion High Speed Passenger Train Fund and \$3.241 billion federal funds) and Chapter 25, Statutes of 2014 provided an additional \$191.4 million Greenhouse Gas Reduction Fund for the IOS-1.

### Background

In order to adopt a Resolution of Necessity that is required to initiate the eminent domain (condemnation) proceedings, the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record, or, in regards to the Reyes property, an offer has not been made to the owner of record because the owner cannot be located with reasonable diligence.

In 2008 the voters of California approved Proposition 1a, authorizing monies from the High-Speed Passenger Train Bond fund in support of this Project. In 2009 and 2010 the federal government approved funds in support of the portion of this Project extending from San Francisco to Anaheim, and in 2012 and 2014, through Chapter 152, Statutes of 2012 and Chapter 25, Statutes of 2014, the Legislature appropriated funds for the acquisition and design-build phases of the IOS-1 of the Project, extending from Madera to near Bakersfield.

The Property Acquisition Law, commencing with Section 15850 of the Government Code, authorizes the Board to select and acquire in the name of the State of California (State) with the consent of the State agency concerned, the fee or any lesser right or interest in any real property necessary for any State purpose or function. This law also authorizes the Board to acquire property by condemnation, in the manner provided for in Title 7 (commencing at section 1230.010) of Part 3 of the Code of Civil Procedure.

Each of the 38 properties is within the right of way for IOS-1 and was site selected at the January 2013, November 2013, or April 2014 Board meeting. The site selections took place after an extensive environmental review process where it was determined that any alternative alignment would include the selected parcels, or where a preferred alignment had already been approved by both the High Speed Rail Authority Board and the Federal Railroad Administration. Acquisition of these properties will allow the High Speed Rail Authority to move forward with construction of the HSTS.



Two of the properties have had changes to the Assessor Parcel Number (APN) subsequent to Board site selection. The DTL Parking property was originally site selected as APN 510-090-40, but has since been renumbered to APN 510-090-65. The Derrel's Mini Storage property was originally site selected as APN 510-050-39, but was then split into two parcels, APN 510-050-55 and APN 510-050-56. In addition, the Board's 10-day meeting notice for this meeting inadvertently indicated that the F. Vega property was APN 442-102-05 instead of the correct APN 478-102-05 that is reflected below.

Between June 2013 and September 2014, the various owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. Negotiations to acquire the property have been unsuccessful to date, thereby precipitating the need to adopt a Resolution of Necessity to authorize the use of eminent domain.

On November 17, 2014, November 19, 2014 and November 25, 2014, Notices of Intent to adopt a Resolution of Necessity were mailed to the respective property owners. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

Property specific information:

**1. Johnson Property (Fresno County)**

**4950 N. Cornelia Avenue**

**Assessor Parcel Number: 510-050-03**

**Authority Parcel Numbers: MF-10-0085-1 and MF-10-0085-2**

**Partial Acquisition, 0.13 acre total (0.09 acre in fee, 0.04 acre temporary construction easement)**

This property will be needed for the construction of street improvements on Cornelia Avenue to allow access to the W. Shaw Avenue grade separation. The grade separation will allow vehicle and pedestrian traffic to safely cross the HSTS.

**2. Daoudian Property 1 (Fresno County)**

**4677 N. Golden State Boulevard**

**Assessor Parcel Number: 510-060-32**

**Authority Parcel Numbers: MF-10-0091-1, MF-10-0091-2, and MF-10-0091-3**

**Partial Acquisition, 1.41 acre total (1.34 acre in fee, 0.07 acre temporary construction easement)**

This property will be needed for the realignment of N. Golden State Boulevard just south of W. Santa Ana Avenue.

**3. Daoudian Property 2 (Fresno County)**

**4834 N. Cornelia Avenue**

**Assessor Parcel Number: 510-050-25**

**Authority Parcel Numbers: MF-10-0089-1 and MF-10-0089-2**

**Partial Acquisition, 1.20 acre total (1.00 acre in fee, 0.20 acre temporary construction easement)**

This property will be needed for the construction of street improvements on N. Santa Ana Avenue to accommodate vehicles turning from W. Santa Ana Avenue to N. Cornelia Avenue.

- 4. Thomas Property 1 (Fresno County)**  
**2330 S. Railroad Avenue**  
**Assessor Parcel Number: 478-222-15**  
**Authority Parcel Numbers: FB-10-0196-1 and FB-10-0196-01-01**  
**Full Acquisition, 0.15 acre in fee**

This property will be needed for the construction of the HSTS between E. Florence Avenue and E. Belgravia Avenue.

- 5. Thomas Property 2 (Fresno County)**  
**S. Railroad Avenue, approximately 240 feet southeast of the E. Florence Avenue intersection**  
**Assessor Parcel Number: 478-222-14**  
**Authority Parcel Numbers: FB-10-0195-1 and FB-10-0195-01-01**  
**Full Acquisition, 0.29 acre in fee**

This property will be needed for the construction of the HSTS between E. Florence Avenue and E. Belgravia Avenue

- 6. California-Fresno Investments Property (Fresno County)**  
**1327 W. McKinley Avenue**  
**Assessor Parcel Number: 449-162-05**  
**Authority Parcel Numbers: FB-10-0035-1 and FB-10-0035-01-01**  
**APN 449-162-05**  
**Full Acquisition, 0.11 acre in fee**

This property will be needed for the construction of the W. McKinley Avenue grade separation.

- 7. Caglia Property (Fresno County)**  
**3715 S. Cedar Avenue**  
**Assessor Parcel Number: 330-021-10**  
**Authority Parcel Number: FB-10-0254-1**  
**Partial Acquisition, 0.03 acre in fee**

This property will be needed for the construction of the E. Central Avenue grade separation.

- 8. Vie-Del Property (Fresno County)**  
**5778 W. Barstow Avenue**  
**Assessor Parcel Number: 508-020-04S**  
**Authority Parcel Numbers: MF-10-0042-1, MF-10-0042-2, MF-10-0042-3, MF-10-0042-4, MF-10-0042-5, MF-10-0042-6, MF-10-0042-7, MF-10-0042-8, MF-10-0042-9, MF-10-0042-10, MF-10-0042-11, and MF-10-0042-12**  
**Partial Acquisition, 3.43 acre total (2.64 acre in fee, 0.39 acre permanent easement, 0.40 acre temporary construction easement)**

This property will be needed for the realignment of N. Golden State Boulevard between W. Bullard Avenue and W. Barstow Avenue.

- 9. Garcia Property (Fresno County)**  
**5581, 5591, 5595, 5599 N. Golden State Boulevard**  
**Assessor Parcel Number: 508-020-17S**  
**Authority Parcel Numbers: MF-10-0050-1, MF-10-0050-2, and MF-10-0050-3**  
**Partial Acquisition, 0.14 acre total (0.10 acre in fee, 0.04 acre temporary construction easement)**

This property will be needed for the construction of the HSTS and the realignment of N. Golden State Boulevard just north of W. Barstow Avenue.

- 10. Romo Property (Fresno County)**  
**4625 N. Golden State Boulevard**  
**Assessor Parcel Number: 510-060-33**  
**Authority Parcel Numbers: MF-10-0092-1, MF-10-0092-2, and MF-10-0092-3**  
**Partial Acquisition, 1.34 acre total (1.24 acre in fee, 0.10 acre temporary construction easement)**

This property will be needed for the construction of the HSTS and realignment of N. Golden State Boulevard between W. Santa Ana Avenue and W. Ashlan Avenue.

- 11. M. Vega Property (Fresno County)**  
**2192 S. Railroad Avenue**  
**Assessor Parcel Number: 478-102-17**  
**Authority Parcel Numbers: FB-10-0183-1 and FB-10-0183-01-01**  
**Full Acquisition, 0.50 acre in fee**

This property will be needed for the construction of the HSTS between S. Cherry Avenue and E. Lorena Avenue

- 12. Durfee Property (Fresno County)**  
**2588 S. Railroad Avenue**  
**Assessor Parcel Number: 479-072-16**  
**Authority Parcel Number: FB-10-0221-1**  
**Full Acquisition, 1.39 acre fee**

This property will be needed for the construction of the HSTS by S. Railroad Avenue, just north of E. Jensen Avenue.

- 13. Old Dominion Freight Lines Property (Fresno County)**  
**4192 S. Cedar Avenue**  
**Assessor Parcel Number: 330-031-76**  
**Authority Parcel Numbers: FB-10-0268-1 and FB-10-0268-01-01**  
**Partial Acquisition, 2.70 acre in fee**

This property will be needed for the construction of the HSTS between E. Central Avenue and E. Malaga Avenue.

**14. Parker Property (Fresno County)**

**1777 E. Central Avenue**

**Assessor Parcel Number: 330-130-23**

**Authority Parcel Number: FB-10-0270-1**

**Partial Acquisition, 0.02 acre in fee**

This property will be needed for the construction of intersection improvements at the southwest corner of E. Central Avenue and S. Cedar Avenue associated with the E. Central Avenue grade separation.

**15. Romana Property (Fresno County)**

**2045 E. American Avenue**

**Assessor Parcel Number: 334-040-80**

**Authority Parcel Numbers: FB-10-0281-1 and FB-10-0281-2**

**Partial Acquisition, 6.25 acre in fee**

This property will be needed for the construction of the HSTS just south of E. American Avenue and for the E. American Avenue grade separation.

**16. Singh Bal Property (Fresno County)**

**1893 E. American Avenue**

**Assessor Parcel Number: 334-350-39**

**Authority Parcel Number: FB-10-0603-1**

**Partial Acquisition, <0.01 acre in fee**

This property will be needed for the construction of the E. American Avenue grade separation.

**17. Mytych Property (Fresno County)**

**Assessor Parcel Numbers: 480-182-02 and 480-182-03**

**Authority Parcel Numbers: FB-10-0641-1 and FB-10-0641-01-01**

## **Property Pulled**

**18. Reyes Property (Fresno County)**

**2339 S. Grace Street**

**Assessor Parcel Number: 480-154-13**

**Authority Parcel Number: FB-10-0652-1**

**Partial Acquisition, 0.05 acre in fee**

This property will be needed for the construction of street improvements on E. Belgravia Avenue between S. Grace Street and S. East Avenue, in order to provide access to S. East Avenue.

**19. W & H Forrest Property (Fresno County)**

**Assessor Parcel Number: 504-070-52**

**Authority Parcel Number: MF-10-0014-1**

## **Property Pulled**

**20. Independent Development Property (Fresno County)**

**5355 N. Golden State Boulevard**

**Assessor Parcel Number: 508-102-35S**

**Authority Parcel Numbers: MF-10-0058-1, MF-10-0058-2, and MF-10-0058-01-01**

**Partial Acquisition, 0.55 acre total (0.47 acre in fee, 0.08 acre temporary construction easement)**

This property will be needed for the realignment of N. Golden State Boulevard between N. Market Street and N. State Street.

**21. Hutcheson Property (Fresno County)**

**5215, 5145 N. Golden State Boulevard**

**Assessor Parcel Numbers: 508-110-45S and 508-110-06S**

**Authority Parcel Numbers: MF-10-0063-1, MF-10-0063-2, MF-10-0063-3, MF-10-0063-4, MF-10-0063-01-01, MF-10-0066-1, MF-10-0066-2, and MF-10-0066-3**

**Partial Acquisition, 1.57 acre total (1.46 acre in fee, 0.11 acre temporary construction easement)**

This property will be needed for the construction of the HSTS and realignment of N. Golden State Boulevard between N. State Street and N. Cornelia Avenue.

**22. Noland Property (Fresno County)**

**5620 W. Barstow Avenue**

**Assessor Parcel Number: 508-020-20S**

**Authority Parcel Numbers: MF-10-0258-1, MF-10-0258-2, MF-10-0258-3, MF-10-0258-4, and MF-10-0258-5**

**Partial Acquisition, 1.79 acre total (1.23 acre in fee, 0.56 acre temporary construction easement)**

This property will be needed for the construction of street improvements for the new connector from W. Barstow Avenue to N. Golden State Boulevard and for the realignment of N. Golden State Boulevard.

**23. Farrar Property (Madera County)**

**15855 Watson Street**

**Assessor Parcel Number: 035-092-001**

**Authority Parcel Numbers: MF-20-0977-1, MF-20-0977-01-01, and MF-20-0977-02-01**

**Full Acquisition, 2.13 acres in fee**

This property will be needed for the construction of the HSTS south of CA-145 near the northern terminus of Watson Street.

**24. Derrel's Mini Storage Property (Fresno County)**

**4783 Golden State Boulevard**

**Assessor Parcel Numbers: 510-050-55 and 510-050-56**

**Authority Parcel Numbers: MF-10-0087-1, MF-10-0087-2, MF-10-0087-3, MF-10-0255-1, MF-10-0255-2, and MF-10-0255-3**

**Partial Acquisition, 1.45 acre fee**

This property will be needed for the realignment of Golden State Boulevard between W. Shaw Avenue and W Santa Ana Avenue.

**25. Wynnstar Property (Fresno County)**

**5043 N. Cornelia Avenue**

**Assessor Parcel Number: 508-110-14S**

**Authority Parcel Numbers: MF-10-0071-1 and MF-10-0071-2**

**Partial Acquisition, 0.08 acre total (0.03 acre in fee, 0.05 acre temporary construction easement)**

This property will be needed for the construction of street improvements for the new connector from W. Mission Street to N. Cornelia Avenue.

**26. Wagner Property (Fresno County)**

**1309 Motel Drive**

**Assessor Parcel Number: 450-280-34**

**Authority Parcel Numbers: FB-10-0083-1, FB-10-0083-2, and FB-10-0083-3**

**Partial Acquisition, 0.35 acre total (0.19 acre in fee, 0.16 acre temporary construction easement)**

This property will be needed for the realignment of N. Golden State Boulevard between W. Olive Avenue and N. West Avenue.

**27. Young's Holdings Property (Fresno County)**

**Assessor Parcel Number: 442-122-37**

**Authority Parcel Numbers: FB-10-0013-1, FB-10-0013-2, FB-10-0013-3, and FB-10- 0013-4**

## **Property Pulled**

**28. F. Vega Property (Fresno County)**

**2156 S. Railroad Avenue**

**Assessor Parcel Number: 478-102-05**

**Authority Parcel Numbers: FB-10-0182-1 and FB-10-0182-01-01**

**Full Acquisition, 0.17 acre in fee**

This property will be needed for the construction of the high speed rail line between S. Cherry Avenue and E. Lorena Avenue.

**29. Valov Property (Fresno County)**

**2962 S. Cedar Avenue**

**Assessor Parcel Number: 487-140-46**

**Authority Parcel Numbers: FB-10-0240-1 and FB-10-0240-2**

**Partial Acquisition, 0.09 acre total (0.05 acre in fee, 0.04 acre access easement)**

This property will be needed for the construction of the HSTS just north of E. Hardy Avenue.

**30. Cedar North Investments Property (Fresno County)**

**3410 S. Cedar Avenue**

**Assessor Parcel Number: 330-060-34S**

**Authority Parcel Numbers: FB-10-0252-1, FB-10-0252-2, and FB-10-0252-3**

**Partial Acquisition, 0.63 acre total (0.43 acre in fee, 0.19 acre access easement)**

This property will be needed for the construction of the HSTS between SR-99 and E. Muscat Avenue.

**31. Aaronian Property (Fresno County)**

**1910 W. McKinley Avenue**

**Assessor Parcel Number: 442-122-24**

**Authority Parcel Numbers: FB-10-0007-1, FB-10-0007-2, and FB-10-0007-3**

**Partial Acquisition, 0.20 acre total (0.14 acre in fee, 0.06 acre temporary construction easement)**

This property will be needed for the construction of the connector street between W. McKinley Avenue and N. Golden State Boulevard.

**32. Brandt & Salmonson Property (Fresno County)**

**2172 Malaga Avenue**

**Assessor Parcel Number: 330-031-07S**

**Authority Parcel Numbers: FB-10-0272-1 and FB-10-0272-2**

**Partial Acquisition, 2.24 acre total**

This property will be needed for the construction of the HSTS and the E. Malaga Avenue cul-de-sac between E. Central Avenue and E. Malaga Avenue.

**33. DTL Parking Property (Fresno County)**

**4375 N. Golden State Boulevard**

**Assessor Parcel Number 510-090-65**

**Authority Parcel Numbers MF-10-0099-1, MF-10-0099-2, and MF-10-0099-3**

**Partial Acquisition, 0.56 acre total (0.51 acre in fee, 0.05 acre temporary construction easement)**

This property will be needed for construction of the HSTS and the realignment of N. Golden State Boulevard between W. Ashlan Avenue and W. Santa Ana Avenue.

**34. Freshko Property (Fresno County)**

**Assessor Parcel Numbers: 330-021-19S and 330-021-21S**

**Authority Parcel Numbers: FB-10-0257-1, FB-10-0257-2, FB-10-0257-3, FB-10-0259-1, FB-10-0259-2, FB-10-0259-3, and FB-10-0259-5**

## **Property Pulled**

**35. Dakovich Property (Fresno County)**

**5525 North Golden State Blvd.**

**Assessor Parcel Number: 508-020-23S**

**Authority Parcel Numbers: MF-10-0052-1, MF-10-0052-2, and MF-10-0052-3**

**Partial Acquisition, 0.06 acre total (0.04 acre in fee, 0.02 acre temporary construction easement)**

This property will be needed for the construction of the HSTS and the realignment of Golden State Boulevard north of W. Barstow Avenue.

**36. We Be Jammin' Property (Fresno County)**

**5631-5661 N. Golden State Boulevard**

**Assessor Parcel Numbers: 508-020-15S and 508-020-16S**

**Authority Parcel Numbers: MF-10-0048-1, MF-10-0048-2, MF-10-0048-3, MF-10-0049-1, MF-10-0049-2, and MF-10-0049-3**

**Partial Acquisition, 0.74 acre total (0.63 acre in fee, 0.11 acre temporary construction easement)**

This property will be needed for the construction of the HSTS and the realignment of Golden State Boulevard between W. Bullard Avenue and W. Barstow Avenue.

**37. Professional Asbestos Property (Fresno County)**

**Assessor Parcel Number: 487-100-04**

**Authority Parcel Numbers: FB-10-0229-1 and FB-10-0229-2**

## **Property Pulled**

**38. DSS Property (Fresno County)**

**5077 N. Cornelia Avenue**

**Assessor Parcel Numbers: 508-110-09 and 508-110-13S**

**Authority Parcel Numbers: MF-10-0070-1, MF-10-0070-2, and MF-10-0180-1**

**Partial Acquisition, 0.05 acre total (0.02 acre in fee, 0.03 acre temporary construction easement)**

This property will be needed for the realignment of N. Golden State Boulevard at the intersection with N. Cornelia Avenue and for the realignment of N. Cornelia Avenue.

**Staff Recommendation:**      **Adopt 33 Resolutions of Necessity authorizing the use of eminent domain (condemnation) to acquire properties totaling approximately 31.9 acres located in Madera and Fresno Counties.**



## ACTION ITEMS

### ACTION ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA CORRECTIONAL CENTER  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
LASSEN COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the  
Government Code*

#### Consider:

- a) recognizing a scope change contingent upon the expiration of the Joint  
Legislative Budget Committee review period
- b) approving an augmentation **\$277,000**  
(0.03 percent of appropriation)  
(1.79 percent of cumulative)

## ACTION ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
California Correctional Center  
Health Care Facility Improvement Project  
Lassen County

#### Action Requested

**If approved, the requested action would recognize a scope change contingent upon the expiration of the Joint Legislative Budget Committee review period without adverse comment and approve an augmentation.**

#### Scope Description

**This project is not within scope.** The health care facility improvement project at California Correctional Center (CCC) will support CCC's operation as a Basic institution which is part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at CCC is to remedy deficiencies in primary care, specialty care, pharmacy, health records, laboratory, health care administration, and minimum support facilities.

This project includes renovations to existing space to provide for new primary care clinics in Facilities A and B; renovation and addition to the primary care clinic in Facility C; a new minimum support facility primary care clinic; and renovation and addition to the central health services building. The primary care clinic renovation at Facilities A, B, and C, will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. A new primary care clinic will be designed and constructed for the inmate-patients housed at the minimum support facility. The purpose of this new clinic is to provide a health clinic outside the secure perimeter that can deliver primary health care treatment and consultation for CCC's level 1 and camps inmate-patients consistent with the delivery of a Basic level of care.

The existing central health services building will be renovated and expanded to provide specialty clinics; an appropriate triage and treatment area; health care administration space; a pharmacist office; pharmacy data entry space; and improved health records space. The purpose of this renovation and addition project is to provide centralized specialty health care treatment and consultation; emergency treatment for the entire inmate-patient population; and improved health records and pharmacy spaces.

CDCR has requested a scope change to add a Voluntary Education Program (VEP) classroom renovation sub-project. The original project scope for the primary care clinic renovations for yards A and B planned on utilizing space currently occupied by the VEP, and the VEP classroom was to be relocated to existing vacant program space within the institution. However, subsequent to the establishment of this project, the vacant program space identified for the VEP has been reassigned and occupied by the Substance Abuse Treatment Program. CDCR reports there is no alternative vacant space available to relocate the VEP to. Consequently, CDCR is requesting to renovate a part of the existing space in the CCC gymnasium to build an approximately 1,000 square feet classroom for the VEP.

On November 25, 2014, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve this scope change, and the 20-day notice period will expire on December 15, 2014. Staff recommends recognizing this scope change contingent upon expiration of this legislative review period without receiving adverse comments.

#### Funding and Cost Verification

**This project is not within cost.** On January 13, 2014, the State Public Works Board took an action allocating \$20,144,000 of the \$900,419,000 lease revenue bond authority appropriated in section 15819.403 (a) of the Government Code to complete design and construction for this project. Subsequent to this action, the Board approved the preliminary plans with an updated project cost estimate of \$20,882,000 on November 14, 2014.

A revised cost estimate was prepared in association with this scope change request. Based on this new estimate, the total project cost is \$21,159,000, an increase of \$277,000. The additional \$277,000 increase in project cost is a result of the scope change, as described above. CDCR is requesting an augmentation in the amount of \$277,000 to cover this cost increase.

\$20,882,000	total authorized project costs
\$21,159,000	total estimated project costs
\$20,882,000	project costs previously allocated: \$1,003,000 preliminary plans, \$1,219,000 working drawings, and \$17,646,000 construction (\$12,086,000 contract, \$725,000 contingency, \$1,029,000 A&E, \$1,683,000 other project costs, and \$2,123,000 agency retained items)
\$ 277,000	requested augmentation: construction (\$261,000 contract and \$16,000 contingency)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 21, 2014, and the 35-day statute of limitations expired on September 25, 2014, without challenge.

#### Real Estate Due Diligence

A Summary of Conditions Letter covering the property impacted by this project was completed in July 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

#### Project Schedule

Approve preliminary plans	November 2014
Complete working drawings	June 2015
Start construction	October 2015
Complete construction	June 2017

**Staff Recommendation:** Recognize a scope change contingent upon the expiration of the Joint Legislative Budget Committee review period without adverse comment and approve an augmentation.

**OTHER BUSINESS**

**NONE**

**REPORTABLES**

**To be presented at the meeting.**